

Centerville City Council
Work Session Meeting
October 12, 2015

TIME: 6:30 P.M.

PLACE: Centerville Municipal Building

Mayor Mark Kingseed
Deputy Mayor Brooks Compton
Councilmembers: Paul Gresham
Belinda Kenley
John Palcher
JoAnne Rau

Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Steven Hinshaw
City Planner Andrew Rodney
Public Works Director Douglas Spittler
City Engineer James Brinegar
Economic Development Administrator Nathan Cahall
Assistant to the City Manager Jennifer Wilder
Assistant to the City Manager Kristen Gopman
Municipal Attorney Scott Liberman
Citizens: Louis Duchesneau
Jack and Diane Wysong

Mr. Hans Soltau, attorney for the Lakewood Homeowner's Association at the Commons, introduced the three Trustees; JoAnne Duda, President, Jim Hinds, and John Callander who were present at this meeting. Also in attendance; George Oberer, Jr., Robert Curry and Bill Serr. Mr. Hinds gave a PowerPoint presentation and explained that they believe that one proposal has been requested for two future developments. Parcel A consists of 1.06 acres for Graceworks Assisted Living Facility and Parcel B is 14 acres to the south which is undeveloped land. The Lakewood residents are the homeowners and have requested turnover of the Master Association (common property) to the Lakewood Homeowners' Association. Mr. Hinds identified several issues/concerns with the developer's proposal. With the 14 acres to the south, their issues are access through Lakewood private streets and the traffic generated from an additional 67 residents. Mr. Hinds suggested having a single ingress/egress for the 67 homes from the Yankee Trace Drive roundabout. With regard to future development they requested that Council put in the condition with the connection of the stubbed waterlines.

Mr. Horn noted that the initial plan was to put a small assisted living facility on the northwest property known as Parcel A. Access is now through the Community Room parking lot which a previous Council had approved. The parking lot was built to accommodate the drive through. It was for a future accommodation.

Mayor Kingseed asked if a compromise could be worked out – if we could work to guarantee access to the 1.0+ – 3.3 acres to service that piece of property. The west side of Yankee Street is owned by the County. If the egress/ingress onto Yankee Street could be worked out now, it would be beneficial to be able to get it replatted. Southern piece needs to have an access – access off of the roundabout. That would require an easement from the local board. They wanted to talk to Council and present their concerns. This Record Plan was tabled at the September 21 Council Meeting and

the Public Hearing will be reopened on Monday, October 19.

Mr. Rodney gave the staff presentation for the request to split the lot in half for Panda Express, 5381 Cornerstone North Boulevard. It is a replat of the former Milano's site at Cornerstone North. The Planning Commission recommended approval of the Record Plan for the Replat of Lot 1, Cornerstone North to Council with a 7-0 vote at their September 29, 2015 Council Meeting. There isn't anything planned for the western lot of the replat at this time (Lot 1E).

Mr. Rodney also gave the staff presentation for the Record Plan for Cornerstone North Section Six (Village Center-Lot 4). He explained that the Record Plan for Cornerstone North, Section 5 (Lots 1,2 and 3) was approved at the August Council Meeting. At the time the Planning Commission recommended not including Lot 4 because more information was needed with regard to the park. They had concerns because of the boundary lines along the proposed park and wanted more clarification. This will be on the Council Meeting agenda on Monday, October 19, 2015.

Mr. Rodney presented the staff report for the Preliminary Development Plan submitted by Mr. Raj Grandhi for about 3.4 acres of the 38 acres between Alex-Bell Road and Versailles Drive in an area zoned -R-PD. Other streets in the area include Chardonnay Drive and the stub end of Grenoble Drive. Mr. Rodney gave a brief history of the development to date, prior to explaining current conditions of the site using photos. The applicant has proposed to construct twenty single family homes mostly as infill along Chardonnay Drive. The repair of Versailles Drive would be included in the work to be done. Grenoble Drive, Chardonnay Drive and Versailles Drive were shown to be deteriorating private streets. There are issues among the Applicant and the homeowners. They would have to resolve the issues before they would be granted a Final Development Plan. He went on to explain the significant elevation changes, the stormwater pattern, the existing pond and the flood plain. The developer has not identified a particular builder, but submitted samples of potential home elevations and floor plans. Mr. Rodney showed that there are existing homes encroaching across property boundary lines; staff would require a corrected plat. The Planning Commission had a split vote of 3-3. A motion was passed in the affirmative, knowing that if Council decided to move forward, the Preliminary Development Plan would be passed with 16 conditions. This will be on the Council Meeting agenda on October 19, 2015.

Mr. Horn explained that Mr. Oberer has a party interested and has sold a piece of property in the residential planned development parcel in Cornerstone North. There is a need to annex Brown Road to the centerline of the street. Council concurred to move forward.

Mr. Rodney gave an update of the MVRPC's 2015 Bike Plan per Mr. Horn's request. Their plan shows the corridors today up through the year 2045. As there was not support of a multi-million dollar tunnel/bridge across I-675 to the east, he showed the proposed pathways through our area. He showed two plans - the proposed bike path extending through the Chardonnay and Zengel property and continuing further south would be through private property and harder to accomplish. A proposed bikeway is along Whipp and Hewitt Roads, and from the end of the Iron Horse Trail to Primary Village North. A goal would be to contact Bike Centerville within the next 30 days to keep them informed and to possibly take formal action after the first of the year changing our Multi-Use Trail Plan legislation.

Mr. Liberman reported that he had read an article on a Portsmouth case regarding rental inspections and procurement of warrants. He is going to tweak our language in our ordinance to

clarify the language. It will be in your Friday Council packet and will be on Monday's Council agenda.

Mr. Horn reminded Council of the Charter Review in 2016. It is reviewed every eight years. At the first meeting in January, Council will appoint a Commission of nine electors of the municipality. The Commission will review the existing Charter and make recommendations for revision. The Commission will submit a report to Council no later than August 1, 2016 and then Council may take action as they see warranted with respect to the recommendations. Council was asked to get their names to Mr. Horn so they can be putting the Commission together.

Mr. Horn reported that he had attended Gov Tech on this date and City Managers were discussing the Montgomery County Crime Lab and BCI. Local jurisdictions are pulling out and are reporting that they are receiving good service from the Attorney General's state crime lab. At a certain point in time will they be able to handle everyone – statewide. Concern is for the long term plan for the region/state.

Council concurred to reappoint Mr. Charlie Graham, Chair of the Board of Architectural Review, and Dan Carfagno, Chair of the Property Review Commission. Both chairmanships would be for a term of one year.

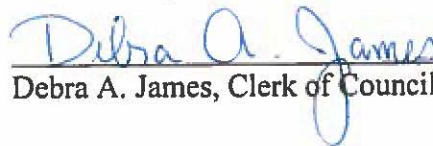
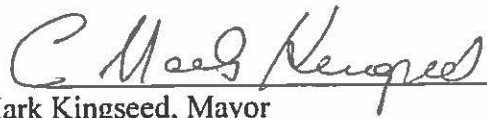
Dr. Hinshaw reviewed the three new pieces of legislation for Income Tax Uniformity which is due to the passage of House Bill No. 5. There are three ordinances that need to be adopted by Council before January 1, 2016. He explained several state committees worked to develop model legislation to help cities in preparing their ordinances. He, Scott Liberman and Sue Noe have all worked to develop Centerville's ordinances. These three ordinances will implement the new municipal income tax codes. He also advised that we will need to create a new tax review board. Council will appoint two members to this board and the city manager will appoint one member to this board. He asked Council if they have any questions, please do not hesitate to let him know.

Council had asked Mr. Rodney if he had any drawing of the building of Panda Express. He showed Council the renderings of the building.

After no further business, Mayor Kingseed adjourned the meeting.

Approved

C. Mark Kingseed, Mayor



Debra A. James, Clerk of Council